



2015005110

TRANSYLVANIA CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
10-07-2015 11:38:23 AM

CINDY M OWNBEY
REGISTER OF DEEDS
BY: BEVERLY MCJUNKIN
DEPUTY REGISTER OF DEEDS

BK: DOC 741
PG: 717-719

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500.00

Parcel Identifier No. 9506-47-4858-000 Verified by _____ County on the 7 day of October, 2015
By: _____

Mail/Box to: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

This instrument was prepared by: Brian P. Philips, P.A., 30 N Country Club Road, P.O. Box 432, Brevard, NC 28712

Brief description for the Index: _____

THIS DEED made this 7th day of October, 2015 by and between

GRANTOR

GRANTEE

Harry Higel and wife,
Margaret C. Higel
25 State Road 13 North
St. Johns, FL 32259

Larry L. Simpson and wife,
Gene R. Bishop
386 Abbott Mill Road
Ellijay, GA 30540

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, _____ Brevard _____ Township, _____ Transylvania _____ County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

The property hereinabove described was acquired by Grantor by instrument recorded in Book 716 page 242-246.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 5 page 8.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Restrictive covenants recorded in Book 197, Page 527, Transylvania County Registry.

Easements and Restrictions of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Harry Higel (SEAL)
Print/Type Name: Harry Higel

By: _____
Print/Type Name & Title: _____ Margaret C. Higel (SEAL)
Print/Type Name: Margaret C. Higel

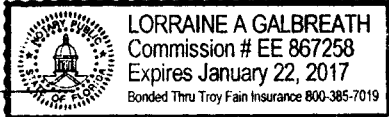
By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of Florida - County or City of St Johns

I, the undersigned Notary Public of the County or City of St Johns and State aforesaid, certify that Harry Higel and wife, Margaret C. Higel personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30 day of September, 2015.

My Commission Expires: 1/27/17
(Affix Seal)



Lorraine A Galbreath
LORRAINE A GALBREATH Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) Notary's Printed or Typed Name

EXHIBIT 'A'

Being all of Lot 1, Section A of Thomas Woods Subdivision as shown on a plat of a survey by H. W. Ashworth, dated August 30, 1972 and recorded in Plat Book 5, Page 8, Records of Plats for Transylvania County, reference to which is hereby made for a more complete description thereof.

Subject to the Restrictive Covenants for all lots in Section A of Thomas Woods Subdivision as recorded in Deed Book 197, Page 527, Transylvania County Registry and all amendments thereto.

Subject to the rights-of-way of all road that my presently traverse the property, to all road rights-of-way that my presently appear of record, to the rights-of-way of all utility lines that may presently traverse the property and to all rights-of-way for public utilities that my presently appear of record.